

PLANNING AND ZONING COMMUNICATION

DATE: November 19, 2025

TO: Mayor and Council

FROM: Michael Gallardo, Planning and Zoning Director

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation, Public Hearing, and Discussion to Consider a Recommendation on a Specific Use Permit Request to Allow a Coffee Shop and Hookah Lounge in a B-2 Retail District on an Approximately 2.5 Acre Tract of Land, Located at 6400 Bandera Road; and More Specifically Described as Lot 41, CB 4429A, Bandera North Subdivision

PURPOSE & BACKGROUND

The purpose of this item was to consider a request to approve a Specific Use Permit (SUP) to allow a Coffee Shop and Hookah Lounge in a B-2 Retail District; however, the Zoning Code in Section 15.02.381 - Permitted use table, allows a Restaurant and/or Food Establishment in a B-2 Retail District without an SUP.

The applicant, Charles Elhelou, is proposing to operate an 1,820 square foot suite at 6400 Bandera Rd, Suite #1, which will include the sale of coffees and an area for the inhalation of tobacco products using hookah devices. Per the applicant's development design statement:

"Beirut Lounge & Café is a modern coffee and hookah lounge offering a warm, elegant atmosphere where guests can relax, socialize, and enjoy premium flavors. We specialize in artisan coffee, handcrafted drinks, and high-quality hookah experiences inspired by Middle Eastern tradition and contemporary lounge culture."

The applicant has stated that he intends to sell liquor in the future, which is also allowed by right in the B-2 zoning district.

Staff was under the impression that the applicant would be a hookah lounge that had a B.Y.O.B (bring your own liquor) provision, which does require an SUP. With this not being the case, the applicant is not required to obtain an SUP for any of his proposed activities.

STAFF COMMENTS

The proposed Coffee Shop and Hookah Lounge will need to comply with all code requirements and regulations as outlined in Sec. 6.05.005 with regards to smoking in a food establishment. A building permit will be required prior to renovation of the suite.

Should the applicant decide to propose the BYOB provision, he will be required to obtain an SUP

prior to that use.

Surrounding Zoning

- North: B-2 Retail District
- West: R-1 Single-Family Dwelling District
- East: B-2 Retail District
- South: B-2 Retail District

Notification

• Letters mailed to property owners within 200'	25
• Letters received in favor	0
• Letters received in opposition	3
• Letters returned undeliverable	0

FISCAL IMPACT

The applicant paid all fees associated with the SUP application, but the fees will be refunded.